

80 Webster Avenue



Resale Opportunity at 80
Webster Avenue Unit 2J

Developed by
Somerville Housing Group

In Cooperation with the
City of Somerville



INFORMATION AND APPLICATION PACKAGE

Property Description

80 Webster Avenue

The Mayor's Office of Strategic Planning and Community Development is pleased to announce the resale of studio condominium to an income eligible household at an affordable price of One Hundred Eighty Five Thousand Four Hundred Fifty Dollars (\$185,450.00) through Somerville's Inclusionary Housing Program. This condominium is part of a forty-five unit complex located in the Union Square area at 70-80 Webster Avenue.

The unit boasts floor to ceiling sliding French doors, a gorgeous interior courtyard view, stainless steel appliances, air conditioning, a fan, hardwood floors, a galley kitchen, a Juliette balcony, a walk in closet and access to a communal roof deck. Gas is included in the condo fee, and the owner only pays separate water and electric bills.

Through Somerville's Inclusionary Zoning Ordinance, the studio unit will be offered to an individual or household earning less than 110% of area median income.

Units 2J is a studio, one (1) bath. It is 429 sq. ft. and will be offered to an individual or household earning less than 110% of the area median income.

The sale price will be \$185,450.

As an Inclusionary Housing Unit, the condo will have deed restrictions to keep the unit affordable in perpetuity and the owner will have obligations under the restrictions which include but are not limited to: the price at which the unit is resold will be restricted, and any subsequent owners will also have an income of no more 110% of the area median income, and owners must use the residence as their primary principal residence.

Timeline

The unit is available on a first come, first serve basis. The seller is looking to close in early October, 2012.

Documents to Submit

- Completed Application
- Mortgage Pre-Approval from any lender for fixed rate, 30 year standard mortgage
- First Time Homebuyer Training Class Certificate or Proof of enrollment in a First Time Homebuyer Training Class
- 3 consecutive months worth of pay stubs for each household member who works
- 2011 W2s for each household member
- 2011 Federal Income Tax Return, all pages and schedules and 1099s
- Copies of most recent bank statements for all household members including savings, checking, 401(k), IRA, money market, CD, etc.
- If a member of the household is receiving any benefits, a statement regarding the gross benefits received.
- If a member of the household receives child support, a child support agreement outlining the gross amount and frequency of support.
- If a member is not working, a signed and notarized No Income Statement
- If a member is enrolled in school and receiving a stipend, a letter from the school documenting enrollment (noting full or part time status) as well as gross work study stipend.

Please note you may be required to provide further documents.

Eligibility Requirements

First-Time Homebuyers

Applicants must be first-time homebuyers. A person shall be considered a first-time homebuyer if no person in his or her household has, within the preceding three years, owned a home or owned an interest in a home. Applicant must have taken, or be enrolled to take, a First Time Homebuyer Training Class. Certificates within 3 years from the date of application will be accepted.

Household Size

Applicants must be in a household with a minimum of one (1) person, as determined by the number of bedrooms in the unit.

Income Eligibility

In order to be eligible to purchase this unit, annual income must be within the guidelines listed below. While there is no minimum income required, applicants must be able to support a sufficient mortgage for the unit. The bank of the purchaser's choice will determine the income amount sufficient to support a mortgage for the unit.

The combined gross annual income from all sources for all income-earning members of the household must not exceed 110% of area median income, depending upon the unit by household size, as indicated below:

Maximum Annual Income	
110% AMI	
1 Person	2 Person
75,300	\$86,050

Bank Pre-Approval Financing

Applicants are required to submit, as part of their application, a pre-approval letter for a mortgage in an amount sufficient to purchase the unit. Note the mortgage must be for a 30 year fixed, standard rate mortgage.

Local participating lenders have agreed to provide this service free of charge (see Bank Contact List enclosed).

Note: Pre-qualification letters will not meet this requirement.

Pre-approval letters from Internet banking sites do not meet this requirement.

Pre-approval letters subject to credit, employment, or asset verification do not meet this requirement.

Applicants must have at least three percent (3%) of purchase price available for down payment and sufficient funds to cover closing costs for the transaction.

**Mayor's Office of Strategic Planning & Community
Development**

Inclusionary Housing Program

PARTICIPATING BANKS & LENDING INSTITUTIONS

Each institution has agreed to provide free pre-approval services and information on the best mortgage product available to suit your needs.

Winter Hill Bank
342 Broadway
Somerville, MA. 02145
(617) 666-8600
Contact: Larry Gold

Wainwright Bank
250 Elm Street
Somerville, MA. 02144
(617) 478-4000 ext.384
Contact: Sonia Payne

Cambridge Savings Bank
1374 Massachusetts Avenue
Cambridge, MA.02138
(617) 441-4137
Contact: Rick Garber

Central Bank
399 Highland Ave
Somerville, MA 02144
(617) 629-4331
Contact: Donna Haynes

East Cambridge Savings Bank
292 Cambridge Street
Cambridge MA 02141
(617) 354-7700

Boston Private Bank and Trust
401C Centre Street
Jamaica Plain, MA 02130
Tel: 617-912-3991 Fax: 617-830-9829
Contact: Diana Carvajal-Hirsch

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Description of Deed Restriction

This opportunity to purchase an affordable unit at a significant discount is being offered through the Somerville's Inclusionary Housing Program. This requires that the unit remain affordable for future buyers.

If you are selected to purchase this unit, you will subject to a Deed Restriction, which provides the restrictions on the unit and your responsibilities. These restrictions will remain with the unit for the life of the building and will apply to you and all subsequent owners.

The following is an overview of the most important aspects of the Deed Rider and is meant for informational purposes only. If selected, you are strongly encouraged to seek legal advice and review the total document.

- **Principal Residence:** The property/unit must be used as your principal residence.
- **Refinancing:** Expressed written consent must be obtained from the City of Somerville OSPCD, Housing Division prior to Refinancing your loan.
- **Notice to the City of Somerville when selling your home/unit:** When you want to sell your home, you must contact the City of Somerville, OSPCD Housing Division or designee. You must submit written intent to sell. OSPCD will calculate the Maximum Affordable Sale Price using the same formula used to calculate your original sale price found in the Somerville Zoning Ordinance 13.3.3

Resale Process:

Once the City calculates the affordable sale price, the owner may elect to market the unit independently or request the City's assistance in locating a buyer. In all cases, the buyer must meet income and asset criteria and the City must certify their income. A deed- restricted unit cannot be resold without the City's Compliance release.

